177.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,200 / 657,200
					USE VALUE:	657,200 / 657,200
					ASSESSED:	657,200 / 657,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALOGGERO RICHARD J-JEAN M	
Owner 2:		
Owner 3:		
Street 1:	130 HIBBERT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Vinyl Exterior and 1729 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5775.000	232,700	9,200	415,300	657,200
Total Card	0.133	232,700	9,200	415,300	657,200
Total Parcel	0.133	232,700	9,200	415,300	657,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.15 | /Parcel: 380.15

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,700	9200	5,775.	415,300	657,200		Year end	12/23/2021
2021	101	FV	232,700	9200	5,775.	415,300	657,200		Year End Roll	12/10/2020
2020	101	FV	232,700	9200	5,775.	415,300	657,200	657,200	Year End Roll	12/18/2019
2019	101	FV	208,500	9500	5,775.	409,300	627,300	627,300	Year End Roll	1/3/2019
2018	101	FV	208,500	9500	5,775.	314,400	532,400	532,400	Year End Roll	12/20/2017
2017	101	FV	208,500	9500	5,775.	296,600	514,600	514,600	Year End Roll	1/3/2017
2016	101	FV	208,500	9500	5,775.	272,900	490,900	490,900	Year End	1/4/2016
2015	101	FV	188,900	9800	5,775.	255,100	453,800	453,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11299-229		3/16/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2019	450	Re-Roof	11,995	C				
7/31/2001	516	Porch	3,000	C				REBUILD STAIRS AND
5/15/1996	183		22,500					24X24 CON BLOCK GA

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2018	MEAS&NOTICE	BS	Barbara S
2/27/2012	Inspected	BR	B Rossignol
3/9/2009	Inspected	163	PATRIOT
11/7/2008	Measured	345	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5775		Sq. Ft.	Site		0	70.	1.03	6									415,274						415,300	

USER DEFINED

User Acct	119794
GIS Ref	
GIS Ref	
Insp Date	07/05/18
!13906!	

Prior Id # 1:	119794
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	17:56:59

LAST REV

Date	Time
09/13/19	10:37:57
apro	

Patriot Properties Inc.

Total AC/HA:	0.13258	Total SF/SM:	5775	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,274	Spl Credit		Total:	415,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99126732
Adj $ / SQ:	127.130
Other Features:	86607
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337263
Depreciation:	104552
Depreciated Total:	232711

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

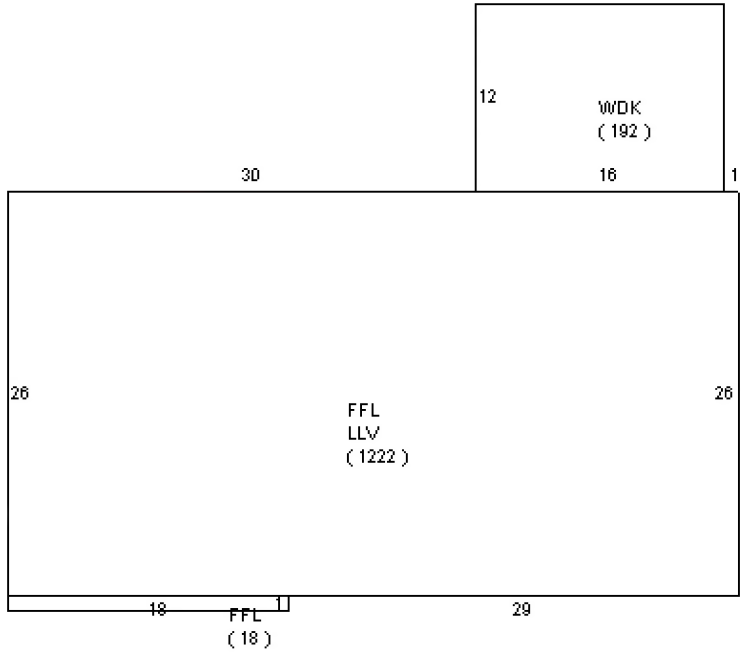
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.13
Special Features:	0	Val/Su Net:	87.68
Final Total:	232700	Val/Su SzAd	187.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,240	127.130	157,641
LLV	Lower Level	1,222	74.370	90,881
WDK	Deck	192	11.110	2,133

Net Sketched Area:	2,654		Total:	250,655	
Size Ad	1240	Gross Area	2654	FinArea	1729

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1997	19.34	T	17.6	101			9,200			9,200

More:	N	Total Yard Items:	9,200	Total Special Featues:		Total:	9,200